168.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,200 / 741,200
					USE VALUE:	741,200 / 741,200
					ASSESSED:	741,200 / 741,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
202		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DALLAL GERARD E
Owner 2:	
Owner 3:	
Street 1:	202 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FONG KENNETH & MARY C -
Owner 2:	-
Street 1:	202 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1458 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6196.000	316,200	900	424,100	741,200
Total Card	0.142	316,200	900	424,100	741,200
Total Parcel	0.142	316,200	900	424,100	741,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.37 | /Parcel: 508.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110926

GIS Ref

GIS Ref

Insp Date 08/11/18

!12963!

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,200	900	6,196.	424,100	741,200		Year end	12/23/2021
2021	101	FV	306,900	900	6,196.	424,100	731,900		Year End Roll	12/10/2020
2020	101	FV	306,900	900	6,196.	424,100	731,900	731,900	Year End Roll	12/18/2019
2019	101	FV	235,800	1000	6,196.	424,100	660,900	660,900	Year End Roll	1/3/2019
2018	101	FV	250,200	1000	6,196.	357,500	608,700	608,700	Year End Roll	12/20/2017
2017	101	FV	250,200	1000	6,196.	327,200	578,400	578,400	Year End Roll	1/3/2017
2016	101	FV	250,200	1000	6,196.	278,700	529,900	529,900	Year End	1/4/2016
2015	101	FV	236,500	1000	6,196.	242,400	479,900	479,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:53:24

LAST REV

Date	Time
08/30/18	09:50:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12963

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FONG KENNETH &	54769-35		6/1/2010		490,000	No	No		
MC MANUS KEVIN-	22506-417		10/16/1992		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	110926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/1999	111	Manual	2,000					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	345	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	264	PATRIOT
2/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6196		Sq. Ft.	Site		0	70.	0.98	7									424,117						424,100	

Total AC/HA:	0.14224	Total SF/SM:	6196	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	424,117	Spl Credit		Total:	424,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99534553
Adj $ / SQ:	174.683
Other Features:	89050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388498
Depreciation:	72261
Depreciated Total:	316237

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

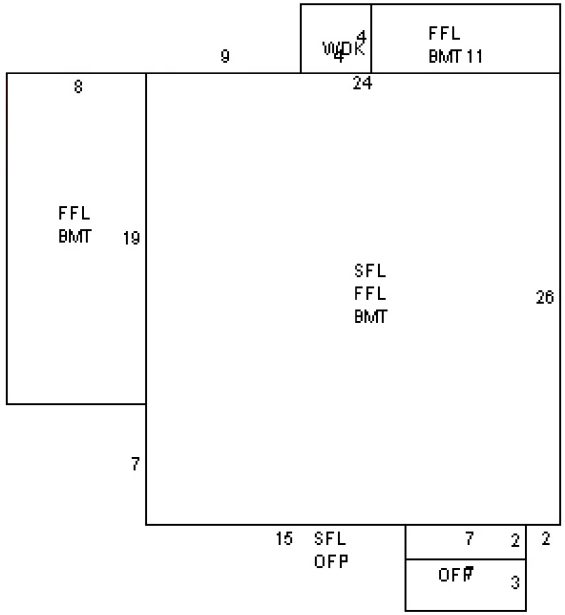
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	174.68
Special Features:	0	Val/Su Net:	135.77
Final Total:	316200	Val/Su SzAd	216.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	820	52.400	42,972
FFL	First Floor	820	174.680	143,240
SFL	Second Floor	638	174.680	111,448
OFP	Open Porch	35	43.800	1,533
WDK	Deck	16	15.930	255

Net Sketched Area:	2,329	Total:	299,448
Size Ad	1458	Gross Area	2329	FinArea	1458
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	380	G	AV	1970	4.05	T	39.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc